



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 11-21-2000

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, NOVEMBER 21, 2000

PRESENT: John Cole, Chairman Philip Farrington
 William Shea, Vice Chair Robert Juusola
 Thomas Caccavaro Charles Stretton
 Kathleen Donovan Martin Thrope

ABSENT: Richard Bento

PARTICIPANTS: John Britt, Arlington Public Schools
 Dick Madonia, Project Manager
 Gerald Carmody, Principal – Hardy School
 Paul Rittenberg, DRA
 Pao Chi, DRA
 Stefan Chaires, DRA
 John Ryder, Landscape Architect

CALL TO ORDER: 7:30 p.m.

ROBBINS LIBRARY

Because the caps had loosened on the retaining wall behind the library, the job was put out to bid to redesign and repair the wall. The contractor will start in a week to remove the railing and caps and cover the area. The new caps and railing will be done in the spring when the temperature is more conducive to drying. A temporary rail will be installed now by the town.

On a **MOTION** made and seconded, it was **VOTED** to **approve the following invoices for the redesign of the Robbins Library retaining wall by architect, Philip Windsor:**

Invoice dated, November 6, 2000 - \$1,082.50

Invoice dated, July 5, 2000 - \$830.00

ROLL CALL VOTE: Unanimous

UPDATE - CONSTRUCTION MANAGER RFP FOR PEIRCE – R. JUUSOLA

Requests for Proposals were sent and calls made to construction companies (Payton, Columbia, Frank Meade, Datilus). With the exception of Datilus who will send a proposal tomorrow, the companies are too busy at this time to respond to the town's request. Mr. Juusola will report back to the committee with regard to the Datilus proposal. Mr. Cole offered CQ Focus as another possibility.

HARDY UPDATE – D. MADONIA

Mr. Madonia reported on the construction progress at the Hardy School. Several issues were of key concern. With regard to the demolition of the cabinets, Mr. Madonia said that the ones that they were trying to retain are in the way of the baseboard radiation. A decision must be made on this issue immediately so that the HVAC contractor is not delayed.

As to the schedule, Mr. Madonia felt that the general contractor is well organized and could see no reason why they would not hit the completion date.

Additional costs as reported by Mr. Madonia will include:

Structural issue with the walls (\$50,000 or better). Price is forthcoming.

The price for the transformer and network for the Boston Edison (\$4,900) which they would like an authorization to back charge to the town's account.

Washing of walls and existing stone (\$7,020)

Some additional strapping that the structural engineer would like in order to accommodate the new ceilings (\$3,886).

Removal of plaster ceiling to install duct work (\$3,710). Done on T&M.

Charge to install concrete under the elevator footings (\$636). Work has been done.

Add two layers of 2x4 wall bracings on the second floor (\$2,765).

On a **MOTION** made and seconded, it was **VOTED** to **authorize Boston Edison to back charge to the town's account a total of \$4,900.00.**

ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve the demolition of the cabinets.** VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve \$7,020.00 to wash the stone work on the exterior of the building.** ROLL CALL VOTE: Unanimous

The engineer will be asked to design a solution to the wall/floor structural issue, and the committee will respond to it at a later date.

On a **MOTION** by Ms. Donovan and seconded, it was VOTED to **approve (subject to review by the architect) Change Order #40500 in the amount of \$3,886.00 for additional strapping for the new ceilings and Change Order #40515 in the amount of \$2,765.00 for wall bracings on the second floor.** ROLL CALL VOTE: Unanimous

HARDY BUDGET SPREADSHEET REVIEW – M. THROPE

According to Mr. Thrope, there is some \$30,000 left in the building budget which includes a number of additional items as noted in the memo from ICON dated November 2, 2000 and approved by the committee. Items also included in ICON's memo are listed in the "hold" column and remain as potential additional costs. Item No. 3 (window replacement) remains on "hold" for water testing results.

LANDSCAPING IMPROVEMENT

Hardy Principal, Gerald Carmody, will organize a group of people who will meet with the landscape architect, John Ryder, to discuss landscape options. They will report back to the committee on December 19th with the recommended options. Ms. Donovan will speak to Alan McClennen with regard to CDBG funding.

PEIRCE SCHOOL PROJECT – DRA

The architect has finished the working drawing by 60% and is moving into phase 2 of the project. Mr. Pao Chi introduced a new member, Mr. Stefan Chaires, who has been working with Meredith Strout from the beginning of the project and has been promoted as the new project manager to replace Ms. Strout.

The architects reviewed the project schedule and the list of value engineering cost reductions.

- Mr. Chaires illustrated where square footage was reduced on each floor for a total savings of 1,540 square feet.
- The architects questioned the committee about item #30 to delete classroom air conditioning (chiller, labor, and controls) valued at \$135,000. **It was the consensus of the committee to approve \$65,000 for duct work and to include \$65,000 as an alternate for the chiller.**
- Items 33, 36, 37 – related to casework

On a **MOTION** by Mr. Juusola and seconded, it was VOTED to **do half the wall of casework as the basic scope of work and the remaining casework as an alternate.** VOTE: Unanimous

- Condition of existing oil tank – Mr. Britt reported that an environmental test done 5 years ago showed that there may have been some leaking of piping from the oil tank which is contained within the block which houses the now empty tank. (They are currently using a tank on the outside of the building.) Mr. Britt will forward a copy of the report to the architects.
- New energy code will be mandatory after June 1, 2001 – According to the architect, the town may have to hire someone to review the building after substantial completion to make sure the building is up to the new code. The architect will research the issue.
- Project Schedule (13-month project) – Project out to bid on 2/28/00, open filed sub-bids on 3/29/00, general bid opening on 4/12/00.
- The committee will review the project documents when they are somewhere between 70-80% complete (early January).
- Mr. Madonia noted the need for storage for the custodians on each floor of the building. The architect will look into that issue.

BRACKETT SCHOOL

- The T.R. White pay application and remaining punch list were submitted by Mr. Rittenberg.
- Mr. Caccavaro questioned the roof leaks which have not been totally resolved and asked the architect to check the date of the roof warranty.
- According to a letter from T. R. White, the contractor claims to have corrected all the roof leaks. Mr. Rittenberg will respond to that with a letter stating that there still remain leaks that the town expects to be corrected.
- The contractor will schedule a meeting with the gymnasium floor manufacturer. The floor does not appear to have the proper luster.

A **MOTION** was proposed by Mr. Caccavaro and seconded by Ms. Donovan to **pay the T. R. White Pay Application in the amount of \$45,000.00 until the rest of the problems at the Brackett are 100% complete and the town has the as-built drawings and the certificate of occupancy.**

The **MOTION** was amended to pay T. R. White \$45,000.00 and withhold further payment until all items on the punch list are resolved (the noise and sidewalk issues not applicable to T. R. White). VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 11:05 p.m.

Respectfully submitted,

Marie Carroll

